

Print

TAX STATEMENT

FRISCO I.S.D
6948 MAPLE STREET
PO BOX 547
FRISCO, TX 75034

DATE: 1/26/2009

PROPERTY OWNER :
TEACHERS INSURANCE & ANNUITY ASSOC
ATTN RUBY CHAMBLISS
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262-8500

ACCOUNT NO: 002115320
PROPERTY ID: 4509-00A-0140-1
LOCATION: 2930 PRESTON RD

AMOUNT DUE IF PAID IN:
JANUARY: \$0.00
FEBRUARY: \$0.00
MARCH: \$0.00
APRIL: \$0.00

Return this portion with payment

----- cut here -----

Retain this portion for your records. This copy plus your cancelled check is your receipt.

FRISCO I.S.D
6948 MAPLE STREET
PO BOX 547
FRISCO, TX 75034
(469)633-6100

PROPERTY DESCRIPTION: ACCOUNT NO: 002115320
GEORGE MIXON, BLOCK A, LOT 14, PIDN: 4509-00A-0140-1
ACRES 25.0850 ACRES:
LOCATION: 2930 PRESTON RD

***** TAXES DUE *****

YEAR	ENTITY	TAX LEVY	JANUARY	AMOUNT DUE IF PAID IN: 2009 FEBRUARY	MARCH	APRIL
		0.00	0.00	0.00	0.00	0.00
TOTALS:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

The information shown may not be the actual information recorded in the tax office, and may not include all amounts due to satisfy the account. Please contact the Tax Office (469-633-6100) or Delinquent Tax Attorney (972-424-8501) for complete payoff information. This information is current as of: 01/23/2009 18:00

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TAX STATEMENT

FRISCO I.S.D.
6948 MAPLE STREET
PO BOX 547
FRISCO, TX 75034

Approved

DATE: 12/2/2008

DEC - 1 2008

PROPERTY OWNER :
TEACHERS INSURANCE & ANNUITY ASSOC
ATTN RUBY CHAMBLISS
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262-8500

ACCOUNT NO: 002115320
PROPERTY ID: 4509-00A-0140-1
LOCATION: 2930 PRESTON RD

AMOUNT DUE IF PAID IN:
DECEMBER: \$576,800.73
JANUARY: \$576,800.73
FEBRUARY: \$617,176.78
MARCH: \$628,712.79

Return this portion with payment

----- cut here -----

Retain this portion for your records. This copy plus your cancelled check is your receipt.

FRISCO I.S.D.
6948 MAPLE STREET
PO BOX 547
FRISCO, TX 75034
(469)633-6100

PROPERTY DESCRIPTION:
GEORGE MIXON, BLOCK A, LOT 14.
ACRES 25.0850

ACCOUNT NO: 002115320
PIDN: 4509-00A-0140-1
ACRES:
LOCATION: 2930 PRESTON RD

***** TAXES DUE *****

YEAR	ENTITY	TAX LEVY	DECEMBER	JANUARY	FEBRUARY	MARCH
2008	Frisc0 I.S.D.	576,800.73	576,800.73	576,800.73	617,176.78	628,712.79
TOTALS:		\$576,800.73	\$576,800.73	\$576,800.73	\$617,176.78	\$628,712.79

The information shown may not be the actual information recorded in the tax office, and may not include all amounts due to satisfy the account. Please contact the Tax Office (469 633-6100) or Delinquent Tax Attorney (972-424-8601) for complete payoff information. This information is current as of 12/01/2008 18:00

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[Home](#) | [Departments](#) | [Tax Assessor and Collector](#) | [Tax Statement Lookup](#)

Tax Statement Lookup

1/26/09

KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
1800 N. GRAVES STREET STE 170
P.O. BOX 8046
MCKINNEY TEXAS 75070-8046
972-547-5020
METRO 972-424-1460 EXT. 5020

2008 CURRENT TAX STATEMENT

R-4509-00A-0140-1

TEACHERS INSURANCE & ANNUITY ASSOC
SOUTH FRISCO VILLAGE
ATTN RUBY CHAMBLISS
8500 ANDREW CARNEGIE BLVD
CHARLOTTE NC 28262-8500
Assessment Ratio = 100%

GEORGE MIXON, BLOCK A,
LOT 14,
ACRES 25.0850

JUR# CFR, GCN, JCN, SFR, CAD
2930 PRESTON RD

PROPERTY CLASS	LAND	AG EXCLUSION	IMPROVE-MENTS	PERSONAL PROPERTY	APPRAISED VALUE
HOMESITE					
NON-HOMESITE	8,741,624		33,360,619		42,102,243
AG VALUE					
TOTAL	8,741,624		33,360,619		42,102,243

TAXING ENTITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	TAX AMOUNT
COLLIN COUNTY	42,102,243		42,102,243	.242500	102,097.94
FRISCO CITY	42,102,243		42,102,243	.450000	189,460.09
COLLIN CO COLLEGE	42,102,243		42,102,243	.086493	36,415.49
			TOTAL BASE TAX --->		327,973.52
			TOTAL TAX PAID --->		327,973.52
			BASE TAX DUE ----->		.00

EXEMPTIONS GRANTED:

TAXES ARE DUE UPON RECEIPT. TAXES BECOME DELINQUENT ON: FEBRUARY 1, 2009

The County Appraisal District determines what property is to be taxed, its appraised value, whether to grant exemptions, ownership name and address, and what taxing jurisdictions can tax the property. Any questions regarding this information should be directed to the C.C.A.D. at 469-742-9200.

Please detach and return this portion with your payment.
R-4509-00A-0140-1

TOTAL 2008 TAXES DUE IF PAID IN:	JANUARY 2009	FEBRUARY 2009	MARCH 2009	APRIL 2009	MAY 2009	JUNE 2009	PENALTY & INTEREST	PAY THIS AMOUNT
								.00
							7%	
							9%	
							11%	
							13%	
							15%	

R-4509-00A-0140-1
TEACHERS INSURANCE & ANNUITY ASSOC
SOUTH FRISCO VILLAGE
ATTN RUBY CHAMBLISS
8500 ANDREW CARNEGIE BLVD
CHARLOTTE NC 28262-8500

MAKE CHECK PAYABLE TO:
KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
P.O. BOX 8046
MCKINNEY TEXAS 75070-8046

2008

PROPERTY TAX STATEMENT

Visit www.co.collin.tx.us/tax_assessor
 or call Official Payments at 1-800-487-4567
 (Option 1 for English, followed by Option 4)
 Monday - Friday 7 a.m.-7:30 p.m. CST
 Credit card payments are not accepted in the office.

KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
 1800 N. GRAVES ST., SUITE 170
 P.O. BOX 8046
 MCKINNEY, TEXAS 75070-8046
 972-547-5020
 METRO 972-424-1460 EXT. 5020

ACCOUNT NUMBER

R-4509-00A-0140-1

Frisco office:
 6101 Frisco Square Blvd. Ste. 2000
 Frisco, TX 75034
 Plano office:
 920 E. Park Blvd. Ste. 100
 Plano, TX 75074



OWNER NAME AND ADDRESS				PROPERTY DESCRIPTION				
TEACHERS INSURANCE & ANNUITY ASSOC SOUTH FRISCO VILLAGE ATTN RUBY CHAMBLISS 9500 ANDREW CARNEGIE BLVD CHARLOTTE NC 28262-8500				Approved GEORGE MIXON, BLOCK A, LOT 14, ACRES .25.0850 NOV 1 25 2008 Meritax				
ENTITY CODES CFR, GCM, JCN, SPR, CAD SITU: 2930 PRESTON RD								
Property Class	Land Value	Agricultural Exclusion	Improvement Value	Personal Property Value	Total Appraised Value (Market)	Homestead Cap Value	Assessed Value	Exemption Granted
Qualifying								
Non Qualifying	8,741,624		33,360,619		42,102,243		42,102,243	
Agricultural								
Total	8,741,624		33,360,619		42,102,243		42,102,243	
TAXING ENTITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE	CEILING		TAXES BY ENTITY	
					YEAR	AMOUNT		
COLLIN COUNTY	42,102,243		42,102,243	.242500			102,097.94	
FRISCO CITY	42,102,243		42,102,243	.450000			189,460.09	
JR COLLEGE	42,102,243		42,102,243	.086493			36,415.49	

Only persons already receiving an over 65 or disabled person exemption may pay current taxes on their residence homestead in four installments without penalty or interest. Taxpayer must pay at least 1/4 by Jan. 31st.

See back for more information.

OVER 65/DISABLED QUARTERED PAYMENT SCHEDULE

1ST DUE BY JAN 31
 2ND DUE BY MARCH 31
 3RD DUE BY MAY 31
 4TH DUE BY JULY 31

TOTAL TAXES DUE IF PAID BY
JAN. 31, 2009

327,973.52

YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

IF THERE IS AN ERROR IN OWNERSHIP, EXEMPTIONS OR JURISDICTIONS, YOU MUST CONTACT THE CENTRAL APPRAISAL DISTRICT.

ACCOUNT NUMBER

R-4509-00A-0140-1

Taxes will be delinquent Feb 1, 2009. Unpaid taxes will incur the following penalty & interest if paid in:

TOTAL TAXES DUE IF PAID BY
JAN. 31, 2009

327,973.52

FEBRUARY +7% 350,931.67

MARCH +9% 357,491.13

MORTGAGE COMPANY

MORTGAGE NO.

LOAN NO.

PTC LLC

0519426

MAKE CHECK PAYABLE TO:

KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
P.O. BOX 8046
MCKINNEY, TEXAS 75070-8046

TEACHERS INSURANCE & ANNUITY ASSOC
 SOUTH FRISCO VILLAGE
 ATTN RUBY CHAMBLISS
 9500 ANDREW CARNEGIE BLVD
 CHARLOTTE NC 28262-8500

PLEASE MAKE ADDRESS CORRECTIONS HERE



2008R450900A0140100327973520035093167003574911300000000000001

ME

Invoice

14800 Landmark Blvd
Suite 550
Dallas, TX 75254

Date	Invoice #
10/8/2008	12042

(214) 615-6062

BILLBOX #: 79-2055-cb6335a2

Federal Tax ID
75-2967028

Bill To

TIAA-CREF Retail
Lori Martin
CB Richard Ellis
5910 N. Central Exprwy., Suite 785
Dallas, TX 75206

Terms	Due Date	Rep
Due Upon Receipt	10/8/2008	JC

Due Upon Receipt		10/8/2008	JC
Description		Amount	
2008 Property Tax Service Contingency Fee South Frisco Village		\$5,440.08	
CONTINGENCY FEE:			
Property Name: South Frisco Village			
Address: 2930 Preston Road			
Frisco, TX			
Calendar Year: 2008			
Property Type: Real Estate			
	<u>PROPOSED VALUE</u>	<u>FINAL VALUE</u>	
Total Market Valuation:	\$44,653,894	\$42,102,243	
Effective Tax Rate*:	2.13198%	2.13198%	
Property Tax Liability:	\$952,013.88	\$897,613.08	
Estimated Tax Savings:		\$54,400.80	
Fee Percentage:		10%	
Percentage Fee:		\$5,440.08	
	<u>Total Fee:</u>	\$5,440.08	
* represents most current tax rate			
Total		\$5,440.08	

COLLIN CENTRAL APPRAISAL DISTRICT
2008 SETTLEMENT AND WAIVER

07/14/08

Date Notice Mailed: 05/02/2008	ACCOUNT #: R-4509-00A-0140-1 / 2115320
Protested by: PTC, LLC	ENTITIES : CAD, CFR, GCN, JCN, SFR
Property Owner's Name: Prop ID: 2115320- ARB - VA TEACHERS INSURANCE & ANNUITY ASSOC OF AMERICA ATTN RUBY CHAMBLISS 6500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262-6500	LEGAL: GEORGE MIXON, BLOCK A, LOT 14, ACRES 26.0850 CAUSE #: 2008 - 30280

Pursuant to the terms of Section 1.111(e), Property Tax Code, the parties whose signatures appear below affirm that they are either the owner, agent for the owner, employee of the owner, or employee of the Collin Central Appraisal District and have full authority to execute this document. Further, the parties hereby agree to correct the value in the appraisal records and appraisal roll for the tax year 2008 as follows. Pursuant to Section 41.01(b), the parties agree that the Collin Central Appraisal District Appraisal Review Board may not review or reject this agreement or the corrections set forth herein.

NOTICE VALUE		ACTION TAKEN	AGREED CORRECTED VALUE	
LAND HS MARKET:	\$ 0	LAND HS MARKET:	\$ 0	
LAND NON HS MARKET:	\$ 8,741,624	LAND NON HS MARKET:	\$ 8,741,624	
IMPROVEMENT HS:	\$ 0	IMPROVEMENT HS:	\$ 0	
IMPROVEMENT NON HS:	\$ 36,912,270	IMPROVEMENT NON HS:	\$ 33,360,619	
TOTAL MARKET:	\$ 44,653,894	TOTAL MARKET:	\$ 42,102,243	
LAND AG MARKET:	\$ 0	LAND AG MARKET:	\$ 0	
LAND AG USE:	\$ 0	LAND AG USE:	\$ 0	
TOTAL ASSESSED:	\$ 44,653,894	TOTAL ASSESSED:	\$ 42,102,243	

COMMENT : _____

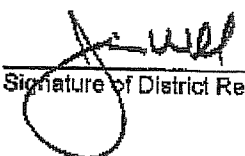
SUCH ACTION RELATES TO A MATTER:

- ☐ which may be protested to the appraisal review board; or
☒ on which a protest was filed, but not yet determined; or
☐ which may be corrected under Section 25.25; or
☐ on which a Motion for Correction under Section 25.25 was filed, but not yet determined.



The parties acknowledge that all complaints, formal protests and motions with respect to the property id and tax year listed above have been settled to their complete satisfaction. The parties hereby waive their right to raise any further complaints, formal protests or motions under Chapters 25, 41 or 42 of the Property Tax Code and waive any right to any further relief in this matter. The parties hereby withdraw any and all protests, motions or complaints, whether heard, unheard or pending, only subject to the value corrections listed above.

Entered on this day 07/14/08

DISTRICT REPRESENTATIVE:
JIM WEBB


Signature of District Representative

AGENT OF RECORD:
519426 PTC, LLC


Print Name

Signature of Owner/Agent



14800 Landmark Blvd
Suite 550
Dallas, TX 75254
(214) 615-6062

Invoice

Date	Invoice #
4/16/2008	10798

Federal Tax ID
75-2967028

Bill To

TIAA-CREF Retail
Lori Martin
CB Richard Ellis
5910 N. Central Exprwy., Suite 785
Dallas, TX 75206

Terms	Due Date	Rep
Due Upon Receipt	4/16/2008	JG

Due Upon Receipt		4/18/2008	JG																												
Description		Amount																													
2008 Property Tax Service Flat Fee South Frisco Village		\$750.00																													
<table><tr><td colspan="2">PROPERTY:</td><td colspan="2">PROPERTY #:</td></tr><tr><td colspan="4">VENDOR #:</td></tr><tr><td>G/L ACCT</td><td>AMOUNT</td><td colspan="2">DESCRIPTION</td></tr><tr><td>71630-000</td><td>750.00</td><td colspan="2">Tax Consulting</td></tr><tr><td></td><td></td><td colspan="2"></td></tr><tr><td colspan="4">INVOICE TOTAL:</td></tr><tr><td colspan="2">APPROVAL: <i>Jh</i></td><td colspan="2">DATE: 4/18/08</td></tr></table>				PROPERTY:		PROPERTY #:		VENDOR #:				G/L ACCT	AMOUNT	DESCRIPTION		71630-000	750.00	Tax Consulting						INVOICE TOTAL:				APPROVAL: <i>Jh</i>		DATE: 4/18/08	
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71630-000	750.00	Tax Consulting																													
INVOICE TOTAL:																															
APPROVAL: <i>Jh</i>		DATE: 4/18/08																													
		Total	\$750.00																												